

March 1, 2022

The regular meeting of the Varick Town Board was called to order by Deputy Supervisor Richard Peterson at 7:00 p.m. Present in person were Councilmen Richard McCulloch and Eric Riegel, Town Clerk, Donna Karlsen, Highway Superintendent Ben Freier, and Planning Board Chairwoman, Linda Mastellar. Supervisor Robert Hayssen, Councilman, Tom Fox, and Planning Board Members, Lauren Burling, and April Freier and Zoning Board Member Susan Ottenweller attended remotely. Absent: Bookkeeper Angela Testa.

Petitioners to Address the Board: None

Abstract: A motion by Richard McCulloch, seconded by Eric Riegel and so carried unanimously to approve Abstract No. 3 Vouchers 55 to 85 in the amount of \$54,200.27

Highway: Highway Superintendent Ben Freier reported the cable assembly broke on truck No. 7; plow truck and Martins Outdoor Power was able to repair the truck quickly for the town. He also reported the cutting edge on the loader was repaired this month as well. Both bills for repair were submitted for payment.

Supervisor/Highway: Mrs. Karlsen reported that Mrs. Testa is working with Williamson Law concerning programming issues pertaining to the water/sewer billing and bookkeeping programs and once these are resolved, will be able to generate a Supervisor's Report for the board.

Water and Sewer: Mrs. Karlsen reported the water operator is out of town and with board approval made arrangements for internet so that he can be reached in case of water emergencies. Yaws environmental will cover sewer calls in his absence.

Town Clerk: A motion by Richard McCulloch, seconded by Eric Riegel and so carried unanimously to approve the Town Clerk's Report: Supervisor: \$100, NYS Ag & Markets: \$6, Total Disbursements: \$106.

Planning Board: Mrs. Mastellar reported that the Planning Board is continuing to work on finalizing regulations regarding STR's (Short Term Rentals) but are concerned about the continued and increasing influx of buyers from outside of Seneca County who are purchasing homes with plans to operate solely as STRs and have been made aware of numerous homes that have recently been purchased for STR use. They have also had conversations with Tim Dorn, Varick Code Officer, who reported he receives multiple calls per week from out-of-town buyers asking if Varick has any STR regulations and since the town does not yet have specific STR regulations in place, these buyers are moving forward with their property purchases.

At this time the Planning Board has submitted an interim code revision that would require a Special Use Permit for every STR. By implementing this process, Tim has the information that he needs to advise prospective STR owners while the Planning Board is afforded the development and implementation time for the final version of the code. The proposed interim code revision is as follows:

Commercial	Agriculture and Rural Residential (ARR)	Hamlet Residential (HR)	Lakeshore Residential (LR)	Small Business park and Institutional (BPI)	Conser- vation (C)	Warehouse, Industrial, Transportation, Energy (WITE)
Short-term vacation rental	S311.23	S311.23	S311.23	N	S311.23	N

311.23 Short Term Vacation Rentals

Property owners and managers are responsible for meeting the following conditions:

- (A) Sufficient parking for the number of guests on the rental property must be available on site. Parking by renters and guests on the street, private roads, neighboring driveways and yards is strictly prohibited.
- (B) Certification of a working septic system, if applicable, shall be provided by the applicant.
- (C) Seneca County safety requirements must be met.
- (D) Short-term rental owners must provide their neighbors, in writing, with contact information so that the owner or manager can be notified of, and remedy, problems with the property or renters. Property owners are responsible for renter compliance.
- (E) Any use that is obnoxious or offensive or creates a nuisance to the occupants and visitors of adjacent buildings or premises by reason of noise, odor, or smoke is prohibited.
- (F) Noise at the property line needs to comply with the Noise Ordinance.
- (G) Pet owners must comply with the Dog Ordinance, as well as the following:
 - a. Dogs must not leave the property of the STR; they should be leashed if being walked in the community.
 - b. Domestic pets, including dogs, should not be left alone for extended periods of time, especially if they bark or are destructive.
 - c. Dogs that bark more than a minimum amount are not a good fit to leave in a short-term rental.
- (H) There shall be no open fires between 11 pm and 7 am. All fires must be attended and should not be smoky or smoldering.
- (I) Renters may not use the property for any commercial uses, monetary gain, or any large event.
- (J) These renter expectations must be posted in each short-term rental property.

A property owner may not have more than two short-term rental permits, directly or indirectly.

Note: All Special Uses require Site Plan Review.

Mrs. Mastellar reported that the Planning Board hopes to have a complete version of this code completed by Labor Day. The board raised questions pertaining to the proposed interim code, with satisfactory explanations being presented.

Mrs. Karlsen noted that as this revision is more than a minor revision, a full SEQR form will need to be completed, a public hearing will need to be held on Local Law No. 1 of 2022 “A Local Law

to Amend the Zoning Code of the Town of Varick and this revision will need to go in front of the Seneca County Planning Board. She will confirm this information with Frank Fisher, town attorney and the required resolutions and forms be prepared for the April 5th meeting.

A motion by Eric Riegel, seconded by Richard McCulloch and so carried unanimously to hold a public hearing on Local Law No. 1, of 2022 “A Local Law to Amend the Zoning Code of the Town of Varick” on Tuesday, April 5, 2022, at 7:00 p.m. at the Varick Town Hall, 4782, Route 96, Romulus NY.

Minutes: A motion by Eric Riegel, seconded by Richard Peterson and so carried unanimously to approve the minutes of February 1, 2022.

Old Business, New Business, Correspondence: Supervisor Hayssen reported that a letter was received from South Seneca Ambulance that has been directed to the town attorney for his review and response.

A motion by Eric Riegel, seconded by Richard Peterson and so carried unanimously to adjourn the meeting at 7:40 p.m.

Respectfully Submitted:
Donna Karlsen, Varick Town Clerk